



1 Dolau Fach

, Llanelli, SA15 2HN

Offers in the region of £99,950



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Kitchen

13'1" x 9'4" (4.0m x 2.87m)

Entrance is via a uPVC double glazed door, 1 x uPVC double glazed window to the front, A range of wall and base units with work surface over, Stainless steel sink and drainer unit with hot and cold mixer tap over, Plumbing made ready for a washing machine, Fridge Freezer, Integrated oven, Gas Hob, Extractor fan, Floor tiles, Wall tiles, Ceiling light.

Hall

Floor tiles, Ceiling light, 1 x uPVC double glazed door to the rear porch, Arch leading to the lounge, Door leading to the downstairs bathroom,

Downstairs Bathroom

13'4" x 6'4" (4.08m x 1.95m)

Large Bathroom featuring a panelled bath, Enclosed shower, Pedestal wash hand basin, Low level flush cistern, Floor tiles, Wall tiles, 1 x uPVC double glazed window to the rear, Ceiling light

Lounge

20'7" x 19'7" (6.28m x 5.97m)

Spacious lounge, 2 x radiators, feature fire surround, laid carpet, 3 x uPVC double glazed windows, 2 x ceiling lights, Staircase to the first floor

Staircase and Landing

Laid carpet, ceiling light, 1 x uPVC double glazed window to the rear, In-built airing cupboard housing a boiler, Doors to bedroom 1-2

Bedroom 1

11'6" x 9'3" (3.52m x 2.83m)

Laid carpet, uPVC double glazed window to the rear, ceiling light, 1 x radiator

Bedroom 2

11'7" x 10'11" (3.54m x 3.34m)

Laid carpet, uPVC double glazed window to the front, ceiling light, 1 x radiator

Externally

Externally and to the rear is an enclosed and low maintenance garden, Rear access, 1 x Patio area and a shed. The rear enjoys a quiet setting.

Disclaimer

Disclaimer:

Disclaimer general information:

Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply

with current statutory regulations.

Important information

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



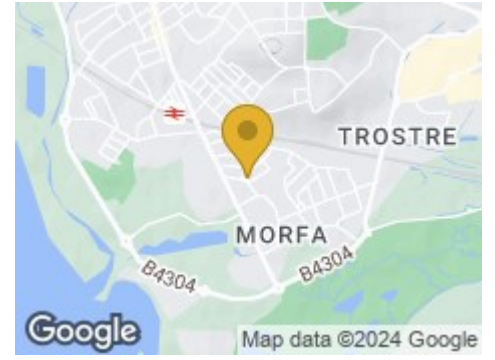
Road Map



Hybrid Map



Terrain Map

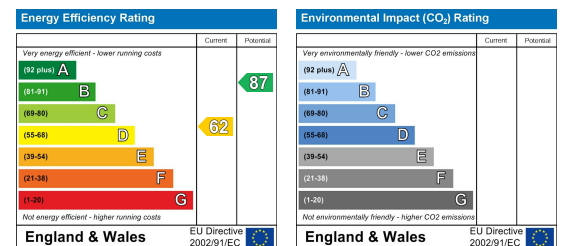


Floor Plan

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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